

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33375

718 / 9

Property Information

property address: 2614-2616 MALONEY  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 3, LOT 18,19,20 (PTS OF)  
owner name/address: CULVER, DOLORES M  
730 LAZY LN  
BRYAN, TX 77802-3726  
full business name: Ace Auto Sales / Chris's A/C Shop  
land use category: Comm - Retail type of business: unknown  
current zoning: G3E MU-2 occupancy status: occup.  
lot area (square feet): 15000 frontage along Texas Avenue (feet): 417  
lot depth (feet): 150 sq. footage of building: 2125  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards  
NO 100 ft.

Improvements

# of buildings: 2 building height (feet): 10 # of stories: 1  
type of buildings (specify): bldg 1 -> metal frame  
bldg 2 -> same  
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) side

approximate construction date: accessible to the public: ☒ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) multiple sheds, large transmission tower  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☒ dilapidated ☒ abandoned ☐ in-use  
# of signs: 1 type/material of sign: metal  
overall condition (specify):  
removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) only shell if sign left.

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: —  
lot type: ☐ asphalt ☐ concrete ☒ other gravel lot  
space sizes: — sufficient off-street parking for existing land use: ☐ yes ☒ no  
overall condition: —  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: needs improvement

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

multiple units on property. bus sign say Auto Sales,  
but no autos in sight.  
suggested industrial property.  
large transmission tower